

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Niagara Falls</u> PHA Code: <u>NY 011</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>833</u> Number of HCV units: _____					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The NFHA has made provisions in its Statement of Policy to include the Violence Against Women Act (VAWA). The Authority is in partnership with Family & Children Services (who provide 3 free counseling sessions per incident) as well as its local police department. Referrals are also made to local Safe Havens. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Executive Offices, 744 Tenth Street, Niagara Falls, NY 14301					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> The Niagara Falls Housing Authority has received a HOPE VI revitalization grant for Center Court (NY011007B) and activities pursuant to an approved Revitalization Plan are underway. A mixed finance closing for rental Phase I (115 total units, 64 ACC) occurred in Dec. 2007. The project is under construction, but delayed due to unanticipated soil remediation requirements. Rental Phase II is under design and a 9% tax credit application is being submitted in Feb. 2009. Demolition and disposition of two Center Court buildings (10 units) was finalized on Nov. 27, 2007. A second disposition request for the northern half of Center Court (10 buildings, 60 units) is anticipated to be submitted in mid 2009; the purpose of this request being to transfer subsidy units to the newly constructed Phase I Rental community, and to facilitate implementation of Phase II Rental development plan. The Authority does have a Homeownership program (1 single family home, NY011000072).					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.					

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Available data indicates that the needs of renters based on affordability, supply, quality, accessibility, size and location indicate a moderate to severe need for housing in this area.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The Authority's strategy for addressing the housing needs is as follows: Employing effective maintenance and management policies to minimize the number of units off-line, reduce turnover and renovate time for vacated units, take measures to ensure access to affordable housing among families assisted by the NFHA, regardless of unit size required and participate in the Consolidated Plan development process. We will increase the number of affordable housing units by leveraging affordable housing resources in the community through the creation of mixed-finance housing (HOPE VI).</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="text-align: center;">Niagara Falls Housing Authority ~ Statement of Progress</p> <p>Goal One: Manage the Niagara Falls Housing Authority's existing public housing program in an efficient and effective manner thereby achieving the high performer status.</p> <p>Status: The Niagara Falls Housing Authority is designated a standard performer by our recent PHAS score. We continue to address training needs of our staff as necessary.</p> <p>Goal Two: Provide a safe and secure environment in all Niagara Falls Housing Authority's communities.</p> <p>Status: The Housing Authority meets with the Niagara Falls Police Department on a monthly basis and with residents to proactively address safety concerns in our communities. We are also the lead agency in Operation Weed and Seed, a U.S. Department of Justice community-based initiative which is an innovative and comprehensive multi-agency approach to law enforcement, crime prevention and community revitalization.</p> <p>Goal Three: Enhance the marketability of Niagara Falls Housing Authority communities.</p> <p>Status: The Housing Authority adheres to the letter of our objectives for this goal. We have been awarded HOPE VI funding to address major issues within our communities.</p> <p>Goal Four: Enhance the image of Niagara Falls Housing Authority communities.</p> <p>Status: The Housing Authority submits news releases regarding our many positive initiatives which are printed or available on local access stations.</p> <p>Goal Five: Improve access for residents to services that support quality of life and improve economic opportunity (self-sufficiency).</p> <p>Status: The Niagara Falls Housing Authority provides training opportunities for residents and their leadership. The Family Resource Building's utilization rate has increased and the Packard Court Community Center is open and fully operational. Our Resident Opportunities Self Sufficiency (ROSS) Grant will greatly assist in meeting this goal.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Niagara Falls Housing Authority at this time is not making any substantial deviations or significant amendments or modifications.</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) **Hope VI or Mixed Finance Modernization or Development.**

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c)** PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a)** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b)** Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c)** Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d)** Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e)** Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f)** Resident Advisory Board (RAB) comments.
- (g)** Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h)** Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i)** Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan No. 13-08**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning 04/01/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Niagara Falls

NY 011

PHA Name

PHA Number/HA Code

x _____ 5-Year PHA Plan for Fiscal Years 20⁰⁵ - 20⁰⁹

x _____ Annual PHA Plan for Fiscal Years 20⁰⁸ - 20⁰⁹

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Carmelette Rotella

Chairman

Signature

Date

Carmelette Rotella

December 9, 2008

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Niagara Falls Housing Authority

Program/Activity Receiving Federal Grant Funding

Niagara Falls Housing Authority Comprehensive Agency Plan Submission

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All sites are located in the City of Niagara Falls, County of Niagara and State of New York: NY11-2 Harry S. Jordan Gardens, Highland Avenue at Easton Drive, 14305; NY11-3 Anthony Spallino Towers, 720 Tenth Street, 14301; NY11-5 Henry E. Wrobel Towers, 800 Niagara Avenue, 14305; NY11-71 Packard Court, 4200 Pine Avenue, 14301; NY11-72 Center Court, 1700 Center Avenue, 14305; NY11-8 2168 North Avenue, 14305; Doris W. Jones Family Resource Building, 3001 Ninth Street, 14305; Packard Court Community Center, 4300 Pine Avenue, 14301; Maintenance and Purchasing Facility, 2561 Seneca Avenue, 14305.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

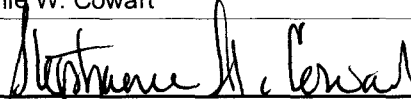
Name of Authorized Official

Stephanie W. Cowart

Title

Executive Director

Signature

X 

Date

12/9/2008

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Niagara Falls Housing Authority

Program/Activity Receiving Federal Grant Funding

Niagara Falls Housing Authority Comprehensive Agency Plan Submission

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

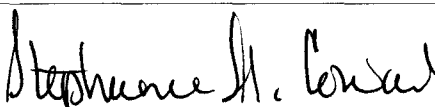
Name of Authorized Official

Stephanie W. Cowart

Title

Executive Director

Signature



Date (mm/dd/yyyy)

12/09/2008

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> B a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> A a. bid/offer/application b. initial award c. post-award		3. Report Type: <input type="checkbox"/> A a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 28			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Stephanie W. Cowart</u> Print Name: <u>Stephanie W. Cowart</u> Title: <u>Executive Director</u> Telephone No.: <u>716-285-6961</u> Date: <u>12/9/2008</u>		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

***Niagara Falls Housing Authority
Comprehensive Agency Plan Meeting
Resident Advisory Board
Tuesday, October 28, 2008 – 10:00 a.m.
744 Tenth Street – Boardroom***

In Attendance:

**Stephanie W. Cowart, Executive Director
W. Lee Whitaker, Director of Occupancy
Lori J. Zimpfer, Director of Maintenance and Modernization
Khaleelah Shareef, Director, Packard Court Community Center
Angela L. Smith, Manager/Harry S. Jordan Gardens and Scattered Sites
Marcia Massaro, Manager/Anthony Spallino Towers and Henry E. Wrobel Towers
Ida P. Seright, Manager/Packard Court
Margaret A. Smith, Manager/Center Court
Nancy G. Haley, Assistant Director of Maintenance and Modernization
Kelly A. Mariano, Tenant Services Coordinator
Vivian Watkins, Member, NFHA Board of Commissioners (Senior Rep.)
Annie M. Porter, Member, NFHA Board of Commissioners (Family Rep.)
Louise Channing, President, Spallino Towers Tenant Association
James Brown, Acting President, Wrobel Towers Tenant Association
Owen Steed, President, Center Court Tenant Association
Joyce Sanders, Acting President, Harry S. Jordan Gardens Tenant Association**

Ms. Cowart opened the meeting and welcomed everyone in attendance. She explained that the purpose of the meeting was to seek resident input for the Niagara Falls Housing Authority's Agency Plan that will be submitted to the U.S. Department of Housing and Urban Development. She further stated that in addition to the Comprehensive Agency Plan meeting, there are many meetings held throughout the year in which the Housing Authority has the opportunity to garner input and respond to resident needs – Resident/Management Chats, Tenant Association meetings and Maintenance/Modernization meetings. Ms. Cowart stated that the Housing Authority strives for continual communication and collaboration.

Ms. Cowart stated that the Housing Authority's annual Public Hearing would be held at 5:00 p.m. on Friday, November 21, 2008 at the Doris W. Jones Family Resource Building and encouraged everyone's attendance.

Introductions were made.

Ms. Cowart asked attendees what their expectations of the meeting were. Comments were as follows:

Ms. Channing stated that she hoped to find ways to get more people to join the Spallino Towers Tenant Association.

Mrs. Zimpfer stated that she would like to gain input for the Housing Authority's Capital Fund Five Year Plan and inform attendees of upcoming construction projects.

Ms. Watkins stated that she just wants to continue to live out her senior years at Spallino Towers in comfort - with good people and fulfilling activities.

Mrs. Seright stated she would like to find more ways to retain residents and improve self-sufficiency efforts.

Mrs. Smith stated that she would like to continue to improve upon communication efforts between management and the residents.

Mr. Steed stated that he would like to obtain information on the current status of HOPE VI.

Ms. Porter stated that she would like to come up with more ways to get residents to take an active role in their community.

Ms. Shareef stated that she would like to gather information that would enrich current programming initiatives.

Mrs. Massaro stated she would like to share information and obtain feedback.

Mrs. Haley stated that we are all challenged to do the best work we can with the resources we have and that we must all work together towards the Housing Authority's mission.

Ms. Smith stated that she was very glad that Ms. Sanders is interested in becoming President of the Jordan Gardens Tenant Association and that she looks forward to working with her on future projects.

Mrs. Whitaker stated that she would like to gain a greater understanding of the residents needs and expectations.

Mrs. Mariano stated that she would like to garner input to use for future training opportunities, workshops/seminars and grant funding opportunities.

Ms. Sanders stated that she has spoken with her fellow residents and has come up with a list of activities for future projects such as developing a welcoming committee, beautification contests, holiday celebrations and the creation of a playground.

Ms. Cowart thanked Mr. Steed for the donation received on his behalf from Wal-Mart. The donation was due to Mr. Steed's volunteerism and commitment to excellence.

I. The Mission Statement, Goals and Objectives

Ms. Cowart distributed the Housing Authority's Five Year Plan, which included the mission and values statement, goals and objectives. The mission and values statement, goals and objectives were read aloud and discussed. Comments were as follows:

Mission Statement – “We Empower. We Enrich. We Build Strong Communities.”

Ms. Cowart asked attendees if they had a full understanding of the mission statement and/or if they felt anything needed to be added or changed to the mission statement.

No comments were noted.

Goal One: Manage the Niagara Falls Housing Authority's existing public housing program in an efficient and effective manner in the high performer status through December 1, 2009.

No comments were noted.

Goal Two: Provide a safe and secure environment in Niagara Falls Housing Authority communities.

Please see Item VI. Safety and Crime Prevention (page 6)

Goal Three: Enhance the marketability of Niagara Falls Housing Authority communities.

Ms. Cowart commented on the exterior renovations that are currently taking place at the Packard Court community. Each building received new stone veneers on the lower 6 feet of the buildings, new vinyl siding on the remaining upper portions of the buildings, new windows, new gutters and downspouts, new entrance doors and frames, new storm doors on the front and rear of each building and new front and rear awnings. This work has made a huge impact on the overall appearance of Packard Court.

Attendees noted that the overall curb appeal of Packard Court has improved greatly as a result of the exterior renovations.

Ms. Cowart discussed the Housing Authority's People and Possibilities cable television show. The show is a half-hour broadcast that is taped by students from Niagara Falls High School. The program features special guest appearances, upcoming programs, job training initiatives, health and safety tips and resident success stories. The show airs daily on the “Our Schools” cable television channel 21.

Goal Four: Enhance the image of Niagara Falls Housing Authority communities.

Mrs. Mariano stated that the Housing Authority has exceeded its goal of ensuring that fifteen (15) or more positive stories were published in the local media in the year 2008.

Goal Five: Improve access for residents to services that support quality of life, economic opportunity and self-sufficiency.

Ms. Cowart addressed the current status of the Housing Authority's HOPE VI revitalization project. She stated that the incinerator ash that was found during construction will be moved off site and that the Housing Authority has asked the City to fund the \$3 million cost. City lawmakers are holding a special meeting in the coming days to discuss the Housing Authority's request.

Goal Six: To pursue initiatives to revitalize the Niagara Falls Housing Authority Communities and surrounding neighborhoods to spur economic growth.

Ms. Cowart discussed the Housing Authority's partnership in the Unity Park Redevelopment initiative and the subsequent opening of Cornerstone Village. The Housing Authority along with Norstar created a redevelopment plan that involved the demolition of 198 units and the construction of 40 new modern units. Cornerstone Village held its grand opening in January 2008 and consists of 5 one bedroom units, 5 two bedroom units, 16 three bedroom units, 10 four bedroom units and 4 five bedroom units. A 1,250 square foot community room was also constructed to meet the needs of residents.

Ms. Cowart asked if anyone had any questions, comments, or concerns regarding the Mission and Values Statement, Goals and Objectives. No questions, comments, or concerns were noted.

II. Capital Improvement Budget

Ms. Zimpfer distributed the Housing Authority's Capital Fund Five Year Plan. The plan included a chart depicting the funding year, work item, site and estimated cost for the work planned. Ms. Zimpfer stated that this is the Housing Authority's long-range plan for the money HUD provides us.

Ms. Zimpfer noted that most of the funding for 2008 was spent on the exterior renovations at Packard Court. 2009 funding will include new lobby furniture at Spallino and Wrobel Towers, as well as, replacement of the boiler at Wrobel Towers, replacement of gas lines in the crawlspaces at Packard Court and a new roof at the Doris W. Jones Family Resource Building.

Ms. Channing asked if the lobby furniture included new furniture for the recreation rooms. Ms. Zimpfer stated that the lobby furniture on each floor at both Spallino and Wrobel Towers would be replaced. The furniture in the recreation rooms would not be replaced at this time.

Ms. Zimpfer asked each resident leader to speak with their fellow residents to determine any needs that should be addressed at their communities and to send them in writing to the Maintenance and Modernization Department. The information will then be reviewed and prepared for inclusion on the Needs Assessment.

Ms. Cowart asked if anyone had any questions, comments, or concerns regarding the Capital Improvement Budget. No questions, comments, or concerns were noted.

III. Resident Participation Activities Subsidy

Ms. Cowart stated that HUD provides Resident Participation funding to assist Tenant Association's with such things as educational workshops, resident council training, leadership training, safety and security workshops, empowerment initiatives, etc.

Ms. Cowart asked each resident leader to prepare a list of upcoming activities/programs along with a \$1,00 budget. Responses are to be submitted to Mrs. Patricia L. Barone, Deputy Executive Director, within thirty (30) days - (Friday, November 28, 2008).

Ms. Cowart asked if anyone had any questions, comments, or concerns regarding the Resident Participation Activities Subsidy. No questions, comments, or concerns were noted.

IV. Statement of Policy (Eligibility, Selection and Admissions Policy)

Ms. Whitaker stated that an amendment to the Statement of Policy would be posted for review next week regarding an increase in the tenant transfer fee. The tenant transfer fee is currently \$500 and the Housing Authority would like it increased to \$700 due to the cost increase in materials and maintenance repair time.

Ms. Whitaker stated that the Housing Authority is currently working with the City of Niagara Falls and the Niagara Falls Fire Department on a Emergency Preparedness Plan. Currently, only the John Duke Senior Center is designated as a emergency shelter.

Ms. Cowart asked if anyone had any questions, comments, or concerns regarding the Statement of Policy. No questions, comments, or concerns were noted.

V. Self-Sufficiency Programs

Ms. Smith stated that the Housing Authority continues to partner with the Independent Health Foundation's Good for the Neighborhood Program. Bi-monthly family events are held at the Doris W. Jones Family Resource Building and include health screenings such as blood pressure, cholesterol testing, blood sugars and lead testing. Weekly programs such as Weight Watchers (Mondays from 5:30 p.m. – 6:30 p.m.) and Fitness Classes (Tuesdays from 4:30 p.m. – 5:30 p.m.) are also held.

Ms. Smith encouraged resident leaders to promote the Resident Assistance Program (RAP) at their communities. The program is a service provided by the Housing Authority in collaboration with Family Children's Service of Niagara Inc. to help individuals and families with stress, anxiety, depression, marital problems, difficulties with children (such as poor grades, peer pressure, rebelliousness) divorce, grief and loss and addictive behaviors. All referrals and meetings are strictly confidential. Pamphlets regarding the program are available at all communities. Appointments can be scheduled by calling (716) 285-6984.

Mrs. Mariano stated that the Housing Authority in collaboration with Niagara Orleans BOCES collaborated on a Machinist Training Course that will begin on November 4, 2008 at Niagara Orleans BOCES. The program is a result of a grant from KeyBank to provide job training and placement to fifteen (15) students.

Ms. Cowart asked if anyone had any questions, comments, or concerns regarding the Self-Sufficiency Programs. No questions, comments, or concerns were noted.

VI. Safety and Crime Prevention

Mr. Brown stated that Wrobel Towers has been experiencing several problems with prostitutes visiting the building and people selling prescription pain medications. The problems seem to be more with guests visiting the building than with the residents themselves.

Ms. Cowart asked Mr. Brown if these problems were brought to the manager's attention. Mr. Brown said they were not. Ms. Cowart stated that, as residents, you are our eyes and ears and we need to rely on you to tell us when problems arise. We can't fix a problem if we don't know about it. Ms. Cowart also stated for residents to inform the security guards of any problems after normal working hours or on the weekends. Residents can also call the Niagara Falls Police Department's Anonymous Tip Line at (716) 286-4711.

Ms. Cowart said that things will change when everyone works together and takes responsibility for their actions.

Ms. Cowart asked Marcia Massaro, Wrobel Towers Manager, to address the issues immediately.

Ms. Cowart also stated that each resident that moves into our housing is thoroughly screened – a housekeeping inspection is completed, credit check, police record check and landlord references are all obtained.

Mrs. Haley stated that we do have security cameras at both Spallino and Wrobel Towers. If a resident witnesses suspicious or criminal behavior, have them write down the date and time of the incident and management can review the camera footage and take the appropriate action.

Mr. Brown stated that the new outside tables at Wrobel Towers have been attracting undesirables to the area.

Mrs. Massaro stated that with the new courthouse being constructed just down the road from Wrobel Towers that crime will decrease.

Ms. Cowart asked if anyone had any questions, comments, or concerns regarding Safety and Crime Prevention. No other questions, comments, or concerns were noted.

VII. Other

Ms. Smith announced that the Housing Authority is sponsoring a Chinese Auction on Saturday, November 22, 2008 from 1:00 p.m. – 5:00 p.m. at the Doris W. Jones Family Resource Building. All proceeds will benefit the Housing Authority's "Livin' Large" and "I Can Read" after-school tutorial programs.

The Niagara Falls Housing Authority is a sponsor of the Niagara Falls City School District's Rev. Dr. Martin Luther King, Jr. Birthday Celebration which will take place on Thursday, January 15, 2009 – 6:00 p.m. at the Performing Arts Center at Niagara Falls High School. The event is free. The Niagara Falls Housing Authority's Youth Choir will perform.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

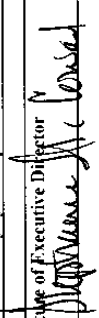
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary									
PIA Name: Niagara Falls Housing Authority P&E Report for Period Ending 9/30/08		Grant Type and Number Capital Fund Program Grant No. NY06P011-50105 Replacement Housing Factor Grant No. Date of CFP: 2005		FFY of Grant: FFY of Grant Approval: 2005					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no. 3)					
Line	Summary by Development Account	Original	Revised	Obligated	Expended	Total Actual Cost			
1	Total non-CFP Funds	- 0 -	- 0 -	- 0 -	- 0 -				
2	1406 Operations (may not exceed 20% of line 21)	78,812.95	78,812.95	78,812.95	78,812.95				
3	1408 Management Improvements	64,973.22	64,973.22	64,973.22	64,973.22				
4	1410 Administration (may not exceed 10% of line 21)	151,887.87	151,887.87	151,887.87	151,887.87				
5	1411 Audit	- 0 -	- 0 -	- 0 -	- 0 -				
6	1415 Liquidated Damages	- 0 -	- 0 -	- 0 -	- 0 -				
7	1430 Fees and Costs	135,237.00	91,931.50	91,931.50	91,931.50				
8	1440 Site Acquisition	- 0 -	- 0 -	- 0 -	- 0 -				
9	1450 Site Improvement	- 0 -	- 0 -	- 0 -	- 0 -				
10	1460 Dwelling Structures	483,658.34	483,658.34	483,658.34	483,658.34				
11	1465 1 Dwelling Equipment—Nonexpendable	- 0 -	- 0 -	- 0 -	- 0 -				
12	1470 Non-dwelling Structures	599,342.62	642,648.12	642,648.12	599,342.62				
13	1475 Non-dwelling Equipment	- 0 -	- 0 -	- 0 -	- 0 -				
14	1485 Demolition	- 0 -	- 0 -	- 0 -	- 0 -				
15	1492 Moving to Work Demonstration	- 0 -	- 0 -	- 0 -	- 0 -				
16	1495 1 Relocation Costs	- 0 -	- 0 -	- 0 -	- 0 -				
17	1499 Development Activities	- 0 -	- 0 -	- 0 -	- 0 -				
18a	1501 Collateralization or Debt Service paid by the PIA	- 0 -	- 0 -	- 0 -	- 0 -				
18ba	9900 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -	- 0 -	- 0 -	- 0 -				
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -	- 0 -	- 0 -	- 0 -				
20	Amount of Annual Grant (sum of lines 2 - 19)	1,513,912.00	1,513,912.00	1,513,912.00	1,470,506.50				
21	Amount of line 20 Related to LBP Activities	- 0 -	- 0 -	- 0 -	- 0 -				
22	Amount of line 20 Related to Section 504 Activities	- 0 -	- 0 -	- 0 -	- 0 -				
23	Amount of line 20 Related to Security - Soft Costs	- 0 -	- 0 -	- 0 -	- 0 -				
24	Amount of line 20 Related to Security - Hard Costs	- 0 -	- 0 -	- 0 -	- 0 -				
25	Amount of line 20 Related to Energy Conservation Measures	- 0 -	- 0 -	- 0 -	- 0 -				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF Funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary	
PIA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P011-50105 Date of CFPP 2005
FFY of Grant: FFY of Grant Approval: 2005	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	Total Estimated Cost Original Revised ² Total Actual Cost ³ Obligated Expended
Signature of Executive Director 	Date September 30, 2008 Signature of Public Housing Director Date

Part II: Supporting Pages									
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50105 Replacement Housing Factor Grant No:			CFPP (Yes/ No):		Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Operations	Transfer to Operating Budget	1406	Lot	78,812.95	78,812.95	78,812.95	78,812.95	Fully Obligated	
	1406 Sub-Total			78,812.95	78,812.95	78,812.95	78,812.95		
Administration	Technical Salaries	1410.2	8% of	114,606.00	114,606.00	114,606.00	114,606.00		
	Employee Benefits	1410.9	2%	36,785.00	36,785.00	36,785.00	36,785.00		
	Sundry - Advertisement	1410.19	Lump Sum	496.87	496.87	496.87	496.87		
	1410 Sub-Total			151,887.87	151,887.87	151,887.87	151,887.87	Fully Obligated	
Fees & Costs	A/E Services	1430.1	Lot	135,237.00	91,931.50	91,931.50	91,931.50		
	1430 Sub-Total			135,237.00	91,931.50	91,931.50	91,931.50	Fully Obligated	
NY06P011007A	Dwelling Structures	1460	158 Units	438,708.34	438,708.34	438,708.34	438,708.34		
Packard Court	Dwelling Structures	1460	Lot	44,950.00	44,950.00	44,950.00	44,950.00		
	1460 Sub-Total			483,658.34	483,658.34	483,658.34	483,658.34	Fully Obligated	
NY06P011003	Non-Dwelling Structures	1470	Lot	6,637.00	6,637.00	6,637.00	6,637.00		
	Non-Dwelling Structures	1470	Lot	7,400.00	7,400.00	7,400.00	7,400.00		
	1470 Sub-Total			14,037.00	14,037.00	14,037.00	14,037.00	Fully Obligated	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				FFY of Grant:	
PIIA Name: Niagara Falls Housing Authority P&E Report for Period Ending 9/30/08		Grant Type and Number Capital Fund Program Grant No. NY08P014-50105 Replacement Housing Factor Grant No. Date of CHFP: 2006		FFY of Grant Approval: 2006	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no. 3a)					
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹
1	Total non-CHFP Funds	- 0 -	- 0 -	- 0 -	- 0 -
2	1406 Operations (may not exceed 20% of line 21) ³	3,870.00	3,870.00	3,870.00	3,870.00
3	1408 Management Improvements	100,000.00	70,100.00	70,100.00	49,257.99
4	1410 Administration (may not exceed 10% of line 21)	145,801.00	145,801.00	145,801.00	117,413.40
5	1411 Audit	- 0 -	- 0 -	- 0 -	- 0 -
6	1413 Liquidated Damages	- 0 -	- 0 -	- 0 -	- 0 -
7	1430 Fees and Costs	- 0 -	- 0 -	- 0 -	- 0 -
8	1440 Site Acquisition	- 0 -	- 0 -	- 0 -	- 0 -
9	1450 Site Improvement	- 0 -	- 0 -	- 0 -	- 0 -
10	1460 Dwelling Structures	43,800.00	43,800.00	43,800.00	43,800.00
11	1465.1 Dwelling Equipment—Nonexpendable	- 0 -	- 0 -	- 0 -	- 0 -
12	1470 Non-dwelling Structures	1,184,541.00	1,194,441.00	1,194,441.00	594,541.38
13	1475 Non-dwelling Equipment	- 0 -	- 0 -	- 0 -	- 0 -
14	1485 Demolition	- 0 -	- 0 -	- 0 -	- 0 -
15	1492 Moving to Work Demonstration	- 0 -	- 0 -	- 0 -	- 0 -
16	1495.1 Relocation Costs	- 0 -	- 0 -	- 0 -	- 0 -
17	1499 Development Activities ⁴	- 0 -	- 0 -	- 0 -	- 0 -
18a	1501 Collateralization or Debt Service paid by the PIIA	- 0 -	- 0 -	- 0 -	- 0 -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -	- 0 -	- 0 -	- 0 -
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -	- 0 -	- 0 -	- 0 -
20	Amount of Annual Grant (sum of lines 2 – 19)	1,458,012.00	1,458,012.00	1,458,012.00	808,882.77
21	Amount of line 20 Related to IJP Activities	- 0 -	- 0 -	- 0 -	- 0 -
22	Amount of line 20 Related to Section 504 Activities	- 0 -	- 0 -	- 0 -	- 0 -
23	Amount of line 20 Related to Security – Soft Costs	- 0 -	- 0 -	- 0 -	- 0 -
24	Amount of line 20 Related to Security – Hard Costs	- 0 -	- 0 -	- 0 -	- 0 -
25	Amount of line 20 Related to Energy Conservation Measures	- 0 -	- 0 -	- 0 -	- 0 -

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CHFP Grants for operations.
⁴ RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary			
PIA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No. NY08P011-50106 Date of CFFP 2006	FFY of Grant: FFY of Grant Approval: 2006
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no. 3) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
		Obligated	Expended
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director Date September 30, 2008	

Part II: Supporting Pages									
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50106 CHFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Operations	Transfer to Operating Budget	1406	Lot	3,870.00	3,870.00	3,870.00	3,870.00	Fully Obligated	
	1406 Sub-Total			3,870.00	3,870.00	3,870.00	3,870.00		
Administration	Technical Salaries	1410.2	8% of	108,516.00	108,516.00	108,516.00	108,516.00		
	Employee Benefits	1410.9	2%	36,785.00	36,785.00	36,785.00	8,397.40		
	Sundry - Advertisement	1410.19	Lump Sum	500.00	500.00	500.00	500.00		
	1410 Sub-Total			145,801.00	145,801.00	145,801.00	117,413.40	Fully Obligated	
Fees & Costs	A/E Services	1430.1	Lot	- 0 -	- 0 -	- 0 -	- 0 -		
	1430 Sub-Total			- 0 -	- 0 -	- 0 -	- 0 -		
PHA Wide	Dwelling Structures	1460	Lot	21,900.00	21,900.00	21,900.00	21,900.00		
Family Resource	Dwelling Structures	1460	Lot	21,900.00	21,900.00	21,900.00	21,900.00		
	1460 Sub-Total			43,800.00	43,800.00	43,800.00	43,800.00	Fully Obligated	
NY06P011003	Non-Dwelling Structures	1470	15 Floors	200,000.00	200,000.00	200,000.00	- 0 -		
	1470 Sub-Total			200,000.00	200,000.00	200,000.00	- 0 -	Project Under	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9(j) of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Niagara Falls Housing Authority P&E Report for Period Ending 9/30/08		Capital Fund Program Grant No. NY06P011-50105 Replacement Housing Factor Grant No. Date of CFP: 2007		FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	- 0 -	- 0 -	- 0 -	- 0 -
2	1406 Operations (may not exceed 20% of line 21) ⁴	293,552.00	293,552.00	293,552.00	293,552.00
3	1408 Management Improvements	105,000.00	70,000.00	3,600.00	3,600.00
4	1410 Administration (may not exceed 10% of line 21)	146,776.00	146,776.00	146,776.00	80,236.78
5	1411 Audit	- 0 -	- 0 -	- 0 -	- 0 -
6	1415 Liquidated Damages	- 0 -	- 0 -	- 0 -	- 0 -
7	1430 Fees and Costs	100,000.00	43,305.50	43,305.50	- 0 -
8	1440 Site Acquisition	- 0 -	- 0 -	- 0 -	- 0 -
9	1450 Site Improvement	- 0 -	- 0 -	- 0 -	- 0 -
10	1460 Dwelling Structures	822,431.00	822,431.00	822,431.00	59,347.00
11	1465 1 Dwelling Equipment—Nonexpendable	- 0 -	- 0 -	- 0 -	- 0 -
12	1470 Non-dwelling Structures	- 0 -	91,694.50	- 0 -	- 0 -
13	1475 Non-dwelling Equipment	- 0 -	- 0 -	- 0 -	- 0 -
14	1485 Demolition	- 0 -	- 0 -	- 0 -	- 0 -
15	1492 Moving to Work Demonstration	- 0 -	- 0 -	- 0 -	- 0 -
16	1495 1 Relocation Costs	- 0 -	- 0 -	- 0 -	- 0 -
17	1499 Development Activities ³	- 0 -	- 0 -	- 0 -	- 0 -
18a	1501 Collateralization or Debt Service paid by the PHA	- 0 -	- 0 -	- 0 -	- 0 -
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -	- 0 -	- 0 -	- 0 -
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -	- 0 -	- 0 -	- 0 -
20	Amount of Annual Grant (sum of lines 2 - 19)	1,487,759.00	1,467,759.00	1,309,664.50	436,735.78
21	Amount of line 20 Related to LRP Activities	- 0 -	- 0 -	- 0 -	- 0 -
22	Amount of line 20 Related to Section 504 Activities	- 0 -	- 0 -	- 0 -	- 0 -
23	Amount of line 20 Related to Security - Soft Costs	- 0 -	- 0 -	- 0 -	- 0 -
24	Amount of line 20 Related to Security - Hard Costs	- 0 -	- 0 -	- 0 -	- 0 -
25	Amount of line 20 Related to Energy Conservation Measures	- 0 -	- 0 -	- 0 -	- 0 -

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary			
PIA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No. NY06P011-50107 Replacement Housing Factor Grant No. _____ Date of CFFP 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		FFY of Grant: FFY of Grant Approval: 2007	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Total Estimated Cost	Revised ²	Total Actual Cost ¹
	Original	Obligated	Expended
Signature of Executive Director <i>[Signature]</i>		Date September 30, 2008	
Signature of Public Housing Director <i>[Signature]</i>		Date	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages										
PHA Name: Niagara Falls Housing Authority				Grant Type and Number Capital Fund Program Grant No: NY06P011-50107 CFPP (Yes/ No):			Federal FY of Grant: 2007			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations <input checked="" type="checkbox"/>		Transfer to Operating Budget		1406	Lot	293,552.00	293,552.00	293,552.00	293,552.00	Fully Obligated
		1406 Sub-Total				293,552.00	293,552.00	293,552.00	293,552.00	
Administration <input checked="" type="checkbox"/>		Technical Salaries		1410.2	8% of <input checked="" type="checkbox"/>	109,991.00	109,991.00	109,991.00	80,236.78	
		Employee Benefits		1410.9	2% <input checked="" type="checkbox"/>	36,785.00	36,785.00	36,785.00	- 0 -	
		1410 Sub-Total				146,776.00	146,776.00	146,776.00	80,236.78	Fully Obligated
Fees & Costs <input checked="" type="checkbox"/>		A/E Services		1430.1	Lot	100,000.00	43,305.50	43,305.50	- 0 -	
		1430 Sub-Total				100,000.00	43,305.50	43,305.50	- 0 -	Fully Obligated
PHA Wide Family Resources <input checked="" type="checkbox"/>		Dwelling Structures <input checked="" type="checkbox"/>		1470	Lot	- 0 -	91,694.50	- 0 -	- 0 -	Project Award
(Amp 72) <input checked="" type="checkbox"/>		1470 Sub-Total				- 0 -	91,694.50	- 0 -	- 0 -	
										</

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires: 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No. NY06P0150108 Replacement Housing Factor Grant No.		FFY of Grant: FFY of Grant Approval: 2008	
PIA Name: Niagara Falls Housing Authority P&E Report for Period Ending: 9/30/08					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost¹
1	Total non-CFP Funds	-0-	-0-		
2	1406 Operations (may not exceed 20% of line 21) ³	287,399.00	287,399.00		
3	1408 Management Improvements	105,000.00	71,694.50		
4	1410 Administration (may not exceed 10% of line 21)	143,699.00	143,699.00		
5	1411 Audit	-0-	-0-		
6	1415 Liquidated Damages	-0-	-0-		
7	1430 Fees and Costs	78,467.00	78,467.00		
8	1440 Site Acquisition	-0-	-0-		
9	1450 Site Improvement	-0-	-0-		
10	1460 Dwelling Structures	647,431.00	647,431.00		
11	1465 1 Dwelling Equipment—Nonexpendable	-0-	-0-		
12	1470 Non-dwelling Structures	175,000.00	208,305.50		
13	1475 Non-dwelling Equipment	-0-	-0-		
14	1485 Demolition	-0-	-0-		
15	1492 Moving to Work Demonstration	-0-	-0-		
16	1495 1 Relocation Costs	-0-	-0-		
17	1499 Development Activities ⁴	-0-	-0-		
18a	9900 Collateralization or Debt Service paid by the PHA	-0-	-0-		
18b	9900 Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-		
19	1502 Contingency (may not exceed 8% of line 20)	-0-	-0-		
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,436,996.00	1,436,996.00		
21	Amount of line 20 Related to LBP Activities	-0-	-0-		
22	Amount of line 20 Related to Section 504 Activities	-0-	-0-		
23	Amount of line 20 Related to Security—Soft Costs	-0-	-0-		
24	Amount of line 20 Related to Security—Hard Costs	-0-	-0-		
25	Amount of line 20 Related to Energy Conservation Measures	-0-	-0-		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary									
PIHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No. NY06P01150108 Replacement Housing Factor Grant No. Date of CFPP				FFY of Grant: FFY of Grant Approval: 2008		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account			<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			Total Actual Cost ¹			
Line	Original		Revised		Obligated		Expended		
Signature of Executive Director <i>[Signature]</i>			Date September 30, 2008		Signature of Public Housing Director Date				

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No. NY06P01-50109		FFY of Grant Approval:	
Niagara Falls Housing Authority		Replacement Housing Factor Grant No.		09/2009	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Original Annual Statement		Final Performance and Evaluation Report		Total Actual Cost ¹	
Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Obligated	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CEP Funds	-0-			
2	1406 Operations (may not exceed 20% of line 21) ³	\$287,399.00			
3	1408 Management Improvements	\$75,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$143,699.00			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	\$ 30,000.00			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	-0-			
10	1460 Dwelling Structures	\$770,898.00			
11	1465 1 Dwelling Equipment—Nonexpendable	\$ 30,000.00			
12	1470 Non-dwelling Structures	\$100,000.00			
13	1475 Non-dwelling Equipment	-0-			
14	1485 Demolition	-0-			
15	1492 Moving to Work Demonstration	-0-			
16	1495 1 Relocation Costs	-0-			
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1503 Contingency (may not exceed 8% of line 20)	-0-			
20	Amount of Annual Grant (sum of lines 2 – 19)	\$1,436,996.00			
21	Amount of line 20 Related to I BP Activities	-0-			
22	Amount of line 20 Related to Section 504 Activities	-0-			
23	Amount of line 20 Related to Security – Soft Costs	-0-			
24	Amount of line 20 Related to Security – Hard Costs	-0-			
25	Amount of line 20 Related to Energy Conservation Measures	\$140,000.00			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CEP Grants for operations
⁴ RHP funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary	
PHA Name: Niagara Falls Housing Authority	Grant Type and Number: Capital Fund Program Grant No. NY06P01150109 Date of CFFP: _____ Replacement Housing Factor Grant No. _____ FFY of Grant: _____ FFY of Grant Approval: 09/2009
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Final Performance and Evaluation Report
Line _____ Signature of Executive Director: <i>[Signature]</i> Date: 12/09/2008	Total Estimated Cost _____ Revised ² _____ Obligated _____ Total Actual Cost ¹ _____ Expended _____

Part II: Supporting Pages											
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P01150109 CFFP (Yes/ No):			Federal FY of Grant:					
Development Number Name/PHA-Wide Activities			General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
							Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY011000071			Transfer to Operating Budget		1406		\$57,480.00				
NY011000072			Transfer to Operating Budget		1406		\$80,472.00				
NY011000003			Transfer to Operating Budget		1406		\$63,228.00				
NY011000005			Transfer to Operating Budget		1406		\$86,219.00				
NY011000071			Improve resident skills & abilities <input checked="" type="checkbox"/>		1403		\$3,000.00				
NY011000072			Improve resident skills & abilities <input checked="" type="checkbox"/>		1408		\$4,200.00				
NY011000003			Improve resident skills & abilities <input checked="" type="checkbox"/>		1408		\$3,300.00				
NY011000005			Improve resident skills & abilities <input checked="" type="checkbox"/>		1408		\$4,500.00				
NY011000071			Staff training & education program <input checked="" type="checkbox"/>		1408		\$2,000.00				
NY011000072			Staff training & education program <input checked="" type="checkbox"/>		1408		\$2,800.00				
NY011000003			Staff training & education program <input checked="" type="checkbox"/>		1408		\$2,200.00				
NY011000005			Staff training & education program <input checked="" type="checkbox"/>		1408		\$3,000.00				
NY011000071			Computerization - updating software <input checked="" type="checkbox"/>		1408		\$4,000.00				
NY011000072			Computerization - updating software <input checked="" type="checkbox"/>		1408		\$5,600.00				
NY011000003			Computerization - updating software <input checked="" type="checkbox"/>		1408		\$4,400.00				
NY011000005			Computerization - updating software <input checked="" type="checkbox"/>		1408		\$6,000.00				
NY011000071			Improve employee morale & <input checked="" type="checkbox"/>		1408		\$1,000.00				
NY011000072			Improve employee morale & <input checked="" type="checkbox"/>		1408		\$1,400.00				
NY011000003			Improve employee morale & <input checked="" type="checkbox"/>		1408		\$1,100.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II. Supporting Pages				Federal FY of Grant:				
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised	Funds Obligated ²	Funds Expended ²	
NY011000005	Improve employee morale & <input checked="" type="checkbox"/>	1408		\$1,500.00				
NY011000071	Improve resident & community <input checked="" type="checkbox"/>	1408		\$1,000.00				
NY011000072	Improve resident & community <input checked="" type="checkbox"/>	1408		\$1,400.00				
NY011000003	Improve resident & community <input checked="" type="checkbox"/>	1408		\$1,100.00				
NY011000005	Improve resident & community <input checked="" type="checkbox"/>	1408		\$1,500.00				
NY011000071	Address marketability of Housing <input checked="" type="checkbox"/>	1408		\$4,000.00				
NY011000072	Address marketability of Housing <input checked="" type="checkbox"/>	1408		\$5,600.00				
NY011000003	Address marketability of Housing <input checked="" type="checkbox"/>	1408		\$4,400.00				
NY011000005	Address marketability of Housing <input checked="" type="checkbox"/>	1408		\$6,000.00				
COC	Administration	1410		\$143,699.00				
NY011000071	Front line - In House Inspections	1430		\$30,000.00				
NY011000072	Replace Roof - Family Resource <input checked="" type="checkbox"/>	1470		\$100,000.00				
NY011000003	Replace lobby furniture	1465		\$15,000.00				
NY011000005	Replace lobby furniture	1465		\$15,000.00				
NY011000005	Replace boiler	1460		\$40,000.00				
NY011000071	Exterior renovations	1460		\$486,240.00				
NY011000071	Replace gas lines in crawlspaces <input checked="" type="checkbox"/>	1460		\$244,658.00				

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Name:
Niagara Falls Housing Authority

[illegible]

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part I: Summary							
PHA Name/Number		Locality (City/County & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____	
B.	Physical Improvements Subtotal	Annual Statement					
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration						
F.	Other						
G.	Operations						
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total						

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part I: Summary (Continuation)						
PHA Name/Number			Locality (City/county & State)		<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
		Annual Statement				

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year: _____ FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement						
		Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____			Work Statement for Year: _____ FFY _____			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement							
		Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$